

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10708 President and Directors of Georgetown College,
appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the Executive Session on March 23, 1971.

EFFECTIVE DATE OF ORDER - April 15, 1971

ORDERED:

That the appeal for permission to erect a six-story rear addition to Kober-Cogan, for roof structures in accordance with Section 3308, and change floors 1, 4, 5 and 6 and parts of 2 and 3 from dormitory to office use for medical school and hospital at 3800 Reservoir Road, N.W., lot 1, Square 1321, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The subject site is within the Georgetown University campus. Appellants are proceeding with the preparation and submission of their Campus Plan to the National Capital Planning Commission.
3. The proposed addition measures 30' by 11' and is for the purpose of providing space for new elevator and elevator lobby addition as shown on Exhibit Nos. 2 and 3. The elevator is needed to permit use in part of the Kober-Cogan dormitory for medical offices as part of the Georgetown University program for increasing its medical training capability by 50%.

The building would be continued to be used in part for residential purposes. The National Capital Planning Commission has reported favorably upon this appeal.
4. Appellants, by evidence submitted, established that the proposed addition would contain approximately 1,980 square feet

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of gross floor area and would be well within the permitted gross floor area for the University. Appellants also submitted evidence to establish that parking will be provided in excess of regulations of 434 spaces.

5. The subject addition and change in use is so located that it will not have any adverse affect by reason of noise, traffic, number of students or other objectionable conditions.

6. The Department of Highways and Traffic has no objection to the granting of this appeal.

OPINION:

We are of the opinion that the proposed addition will harmonize with the main structure in architectural character, material and color.

We are also of the opinion that the proposed uses will not adversely affect the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

The University should appear before the Board for a hearing on their Master Plan before any other appeals are made.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.